

Bike and Pedestrian Safety Commission

Agenda

Monday, October 15, 2012

5:30 p.m. – Hooker Conference Room

- I. INTRODUCTIONS
- II. APPROVAL OF MINUTES – September 17, 2012
- III. PUBLIC COMMENT
- IV. COMMISSION MEMBER'S COMMENTS
- V. DEPARTMENTAL UPDATES
 - A. City Planning
Trinitas – Patterson Pointe
 - B. City Engineering
 - C. Bloomington Police Department
- VI. NEW BUSINESS
- VII. OLD BUSINESS

NEXT WORK SESSION: Monday, November 5, 2012 in the Hooker Conference Room, City Hall

NEXT MEETING: Monday, November 19, 2012 in the Hooker Conference Room at the Showers Building

MINUTES
BIKE AND PEDESTRIAN SAFETY COMMISSION
AUGUST 20, 2012

INTRODUCTIONS

MEMBERS Present: Jim Rosenbarger, Jacob Sinex, Mitch Rice, Carl Zager,
Gayle Stuebe, Anne Phillips Holahan, Mike Gavin

EX OFFICIO Vince Caristo, Planning Department
Laurel Archer, Public Works Department

**ADVISORY
MEMBERS**

PUBLIC Paul Ash
Quinn Smith

**APPROVAL OF
MINUTES** Motion made and seconded to approve the minutes with the
changes as noted by members. Minutes from August 20th
approved.

**PUBLIC
COMMENT** Quinn Smith had no comment.

Paul Ash stated he had talked with Jim Rosenbarger before the
meeting about his concern with bicycling to the YMCA

Mike Gavin – no comment

**COMMISSION
MEMBER'S
COMMENTS**

Anne Holohan – no comment

Jacob Sinex – He is following a story in Portland, Oregon where
they are building an apartment complex that does not have any
parking for cars. They have something like 80 parking spots for
bikes. The Portland media reported there was no parking in the
complex which is not entirely true, as there is bicycle parking.
He felt that maybe Bloomington should think about how projects
are talked about in terms of motor vehicle parking spots and
bicycle parking spots as they are equally important. Instead of
this board having to ask how many bike spaces, it would be nice
to know that in advance and report to the media.

Jim Rosenbarger added it would also be helpful when looking at
a new project to know the walk score.

There was discussion among members and all thought this information would be helpful. Media and public would need to be educated regarding walk scores. Vince explained that a lot of times this information is not available to the City Planners.

Gayle Stuebe – Went to Portland, Oregon and walked around to get a feel for what a Platinum Community is like and noticed three things. There are many single bike racks along the streets in the downtown. There was a place on the road that said “only bikes and buses.” Gayle thought this might be a solution for 3rd Street between Jordan and Indiana, if the right hand corner parking lane was marked bike and bus only. Also there was a sign that said “Right turn yield to Peds and Bikes.” She thought this something to be considered for right turn lanes.

DEPARTMENT UPDATES

**Planning Department
Vince Caristo**

Vince updated on the Hyatt and Chick-fil-a cases.

The Hyatt was continued by the Planning Commission. The Plan Commission wants the developer to find a way to provide more activity along 4th Street and feels there is just too much space. The other issue was the sidewalk along Gentry and how Gentry will be used.

Regarding the sidewalk the Plan Commission echoes Bike & Pedestrian Commission recommendations, there needs to be sidewalks on Gentry.

Gayle was concerned about the direction of travel on Morton from 4th to 5th. She thought the direction of travel on Morton should be changed.

Two site plans were presented at the last meeting for the Chick-fil-a. Plan Commission has continued Chick-Fil-a to the October meeting. Planning staff met with the developers about making further improvements to the drive-thru. Planning would like to see the developer detach the exiting traffic from the drive-thru. Planning would also like to see a change to the façade on 3rd Street. There was a question as to whether the developer would be required to continue a sidewalk from the Bank to Bloomingfoods. Vince stated staff is still working with City Legal to see if the City can require Chick-fil-a to build the sidepath. Also, discussed was parking which Planning sets a maximum. The question was raised if the side path would take

away parking. Vince stated it would not take away parking. Also asked was if the sidepath would replace the sidewalk. Vince stated there are two codes that seem to be potentially conflicting which is why Planning is working with City Legal for clarification. There was concern about pedestrians walking by and if there would be an additional curb cuts. Vince stated there would not be any added.

Vince stated he would recommend additional bike parking and also changes to the drive-thru.

Bloomington Garden Apartments – Vince explained this is a large apartment project on South Walnut Street. The proposal is for 120 apartment units, many are proposed to be affordable housing units. There will be five total buildings with a clubhouse and 132 parking spaces. These will be mostly one and two bedroom units, total of 216 bedrooms. The total number of bike parking spaces is not known. This project is seeking a use variance and other variances to allow construction and will be heard by both the Plan Commission and the Board of Zoning Appeals.

Vince stated the issues are bike parking; they should be required to have bike parking at the entrance to every multi-family building. Also, there is a side path planned along this portion of Walnut Street and the developer could be asked to build it. There is also a transit route that goes by the location.

The commission members recommended the bike path be pursued. Also recommended was covered bike parking.

Pavilion Properties – Vince explained they are seeking site plan approval for a four (4) story building in the Downtown Gateway Overlay through the Plan Commission. This will be a mixed use, with 18 one bedroom units, two 2 bedroom units, and retail on the ground floor. The Walnut Street access will not be accessible to wheelchairs but 10th Street will be. There will be structured parking internal to the building. There will be 10 parking spaces. Vince asked for recommendations for the curb radius by the parking garage which is 14 feet, the sidewalk at 10th Street, and bike parking.

Recommendation was the sidewalk be wider than 6 feet.

Recommendations for bike parking were:

*More bike parking

- *bike parking should be more accessible and visible,
- *One covered space per bedroom.
- *One of the vehicle parking spaces be designated for bicycles.

CFC- 217 west Kirkwood – Vince stated the Petitioner is seeking approval to move the existing drive-thru structure west of the B-line trail. The move is being prompted by the hotel petition previously discussed. CFC would like to put retail in the building.

A recommendation was made for pull in stack parking.

The commission members were excited about this reuse.

**Engineering
Department**

No representative present

BPD

No representative present

**CLOSING
COMMENTS**

It was commented that Madison should be a no vehicle traffic street like State Street, and Kirkwood between Grant and Indiana.

Jim asked Gayle to send her Portland photographs (sign photos) to Engineering.

NEW BUSINESS

None presented.

OLD BUSINESS

Jim suggested the Greenways Implementation Plan be dedicated for a work session. Jason thought there was a newer version than the one given to the Commission. Jim stated he would ask Justin about this.

It was also suggested that Justin discuss progress on 7th Street bike underpass.

Jim asked Gayle to send her Portland photographs (sign photos) to Engineering.

ADJOURNMENT

Mike Gavin made a motion to adjourn. Motion seconded.
Meeting adjourned at 6:47 p.m.

TRINITAS[®]

TRAVIS J. VENCEL,
DIRECTOR SITE ACQUISITION AND
PLANNING
tvencel@trinitas-ventures.com

201 Main Street
Lafayette, IN 47901
phone: (765) 464-2800
fax: (765) 464-2804

October 6, 2012

City of Bloomington
Tom Micuda, Director of Planning
PO Box 100
Bloomington, IN 47402

Re: Final Plan Approval
Patterson Pointe PUD 5 acres (Part of Area B)
Final Plan Approval and Site Plan Approval

Dear Tom,

Trinitas is proud to be submitting the following project for development and appropriate approvals. Trinitas is a leading provider of housing in Indiana, developer of the Bloomington's The Village at Muller Park and a history of working with the City of Bloomington to provide quality projects. Trinitas has engaged with the community over the last several months to discuss the development of the Patterson Drive Corridor and bring forward a cohesive project that will accelerate the redevelopment of this once industrial area of the City.

The submitted plan includes the five (5) acre portion of the Patterson Pointe PUD that is south of the new road in the PUD, commonly referred to as the Rogers Parcel. The proposal calls for the development of a cohesive multi-family project that meets the development standards for density, design, materials, parking and green space of the Patterson Pointe PUD.

This project will bring a 99.82 DUEs to the project with a total of 111 residential units for a total of 284 residents (bedrooms) to this PUD. With the additional senior units under construction the diverse neighborhood community envisioned will finally start to take form.

The Patterson Pointe redevelopment is a mixed-use infill development of a former industrial site on the near west side of Bloomington. The redevelopment extends the traditional neighborhood design within the existing street network by constructing residential style streets (public and private) as well as pedestrian paths to provide residents with an urban living experience. This type of development allows for compact urban form outside the downtown core but well within the urban service boundaries. This project allows for the amenities of Downtown Bloomington, only 1 mile away, while still maintaining a neighborhood experience and a sense of place.

The Patterson Corridor is well situated for pedestrian oriented developments as proposed. The site is located within 1.5 miles of employment opportunities and the Campus of Indiana University, downtown, IU Health Bloomington Hospital and the former Thomson facility making walking and biking an easy 30 minute commute. This site is well served by public

transportation with bus service every 30 minutes on both 2nd Street to the south and Kirkwood/3rd Street to the north.

Patterson Point PUD Final Plan Approval:

Trinitas is requesting final plan approval of the southernmost five (5) acres of the Patterson Point PUD Approved in 2009. This proposal meets the standards of the PUD with residential units with a density of 19.8 units per acre (utilizing the DUEs) with a unit mix of 32-1 bedrooms, 32-2 bedrooms and 47-four bedroom units for a total of 111 units and 284 bedrooms. The proposal has an average unit size of less than 2.5 bedrooms per unit.

The development is 3 story townhomes as recommended by the PUD with building forward design to allow residents to have an urban living experience, with ease in walking to the commercial amenities to the south and west as well as those planned for the northern portion of the PUD along Third Street.

We have adopted the street layout and streetscape illustrated in the approved PUD and located our parking to the rear of the site, near the retention area. We have included pedestrian access through the site as illustrated on preliminary plan. This site features include lawn areas and amenity space including a recreational space as illustrated with a volleyball court and other common elements.

We ask that this final plat for be subject to Trinitas constructing the public street that is partially on our property and partially on the property to the north. Trinitas will complete the complete street improvements, including streets, sidewalks and street trees on both sides of the new roadway. Trinitas will also coordinate such improvements with all land owners along this proposed road. We will do so through an agreement with the owner to the north that allows us to construct on the City's easement and when this street is completed it will be dedicated to the City. Such dedication to the City would be prior to issuance of any occupancy permits for the residential units included in this final plat. As we are not owners of the property to the north there is no mechanism for Trinitas to complete the additional public streets, public infrastructure or additional improvements to the stream channel. We would also ask that the extension of Westplex Street and the signal improvements be delayed until those areas are developed and the warrants for such improvements are justified.

The proposed project will put additional residents living in this newly designed neighborhood. The additional residents along with the senior project under construction will begin to provide necessary residential base to support the additional retail planned for the Third Street Corridor. The construction of residential units between 2nd and 3rd streets will give residents the ability to walk to the neighborhood serving commercial properties to the north and south. The target market segment is demonstrated to be 60% students (Indiana University and Ivy Tech), 20% young professionals and 20% families.

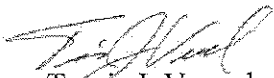
In addition to the PUD requirements, Trinitas will also provide private shuttle service for our residents, until such a time public transportation increases current service. This service will serve

the downtown commercial district, the campus and other shopping opportunities seven (7) days a week. On many days the service will run late night hours to provide our residents safe access to the downtown nightlife as well as west side shopping.

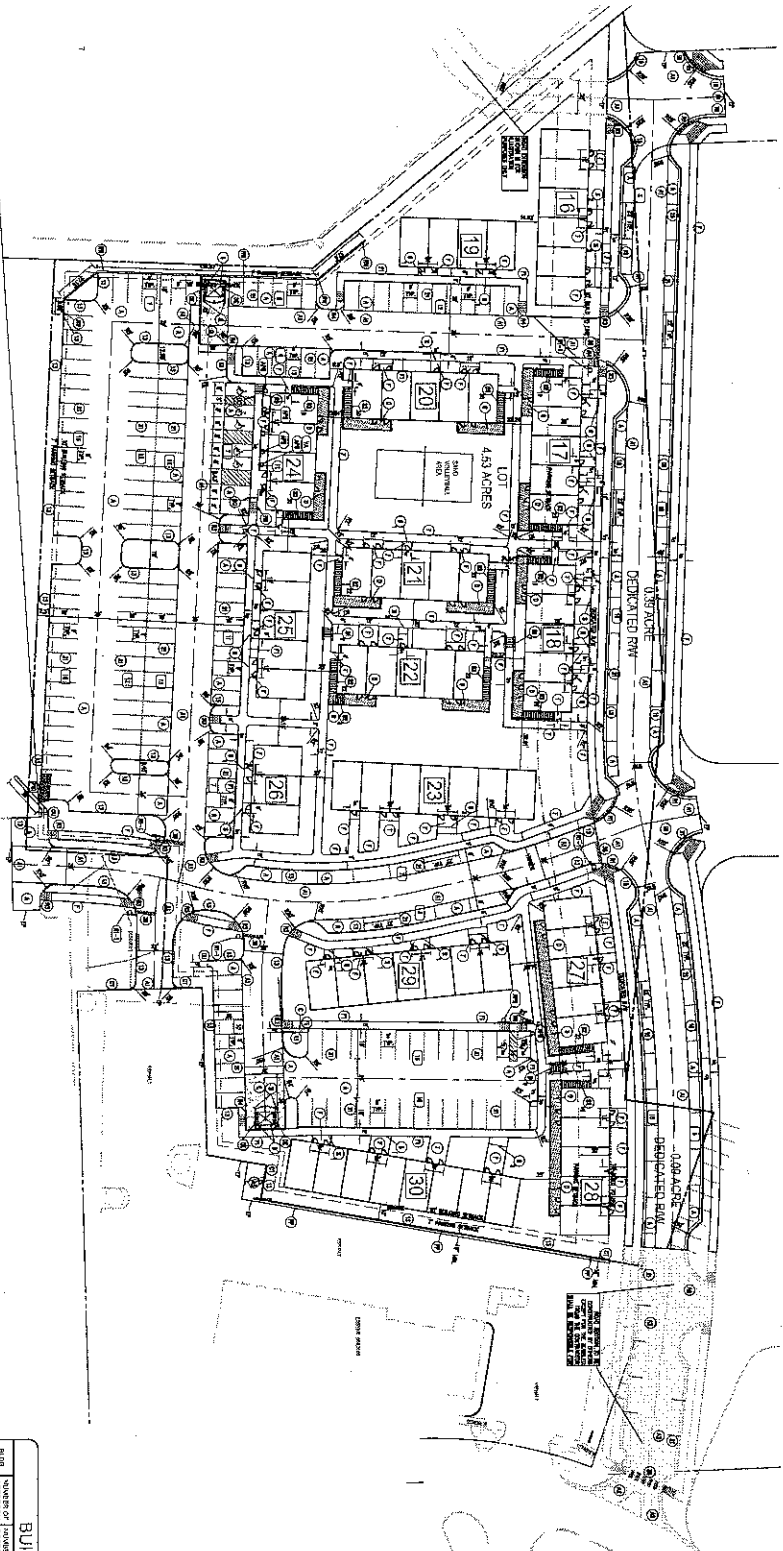
The site has some environmental issues which will be cleaned as part of this redevelopment process. There are three noted environmental concerns on the property all of which will be addressed as part of the redevelopment of this site. As part of this redevelopment the most significant area will be cleaned and a plan is currently filed with IDEM. The work is underway and will address the ground water issues that have long plagued this site. This project will improve the overall environmental nature of the property by first cleaning up the contamination and second implementing water quality measures that meet the City standards of today. Currently the site is nearly 100% impervious surface with vegetation growing over stone or other materials. Redevelopment of the site will meet the ordinance and provide 40% of green, pervious surface area to the sites, water quality filtration systems will be installed and overall a much greener project will be the result.

We look forward to working with the City on this project as we move forward through the approval process. We look forward to the feedback from staff and plan commission as work to finalize our submittal.

Sincerely,



Travis J. Vencel



SITE LEGEND

1. PROPOSED PUD BOUNDARY LINE - SEE 1/2" SCALE
2. PROPOSED PUD BOUNDARY LINE - SEE 1/2" SCALE
3. PROPOSED PUD BOUNDARY LINE - SEE 1/2" SCALE
4. PROPOSED PUD BOUNDARY LINE - SEE 1/2" SCALE
5. PROPOSED PUD BOUNDARY LINE - SEE 1/2" SCALE
6. PROPOSED PUD BOUNDARY LINE - SEE 1/2" SCALE
7. PROPOSED PUD BOUNDARY LINE - SEE 1/2" SCALE
8. PROPOSED PUD BOUNDARY LINE - SEE 1/2" SCALE
9. PROPOSED PUD BOUNDARY LINE - SEE 1/2" SCALE
10. PROPOSED PUD BOUNDARY LINE - SEE 1/2" SCALE
11. PROPOSED PUD BOUNDARY LINE - SEE 1/2" SCALE
12. PROPOSED PUD BOUNDARY LINE - SEE 1/2" SCALE
13. PROPOSED PUD BOUNDARY LINE - SEE 1/2" SCALE
14. PROPOSED PUD BOUNDARY LINE - SEE 1/2" SCALE
15. PROPOSED PUD BOUNDARY LINE - SEE 1/2" SCALE
16. PROPOSED PUD BOUNDARY LINE - SEE 1/2" SCALE
17. PROPOSED PUD BOUNDARY LINE - SEE 1/2" SCALE
18. PROPOSED PUD BOUNDARY LINE - SEE 1/2" SCALE
19. PROPOSED PUD BOUNDARY LINE - SEE 1/2" SCALE
20. PROPOSED PUD BOUNDARY LINE - SEE 1/2" SCALE
21. PROPOSED PUD BOUNDARY LINE - SEE 1/2" SCALE
22. PROPOSED PUD BOUNDARY LINE - SEE 1/2" SCALE
23. PROPOSED PUD BOUNDARY LINE - SEE 1/2" SCALE
24. PROPOSED PUD BOUNDARY LINE - SEE 1/2" SCALE
25. PROPOSED PUD BOUNDARY LINE - SEE 1/2" SCALE
26. PROPOSED PUD BOUNDARY LINE - SEE 1/2" SCALE
27. PROPOSED PUD BOUNDARY LINE - SEE 1/2" SCALE
28. PROPOSED PUD BOUNDARY LINE - SEE 1/2" SCALE
29. PROPOSED PUD BOUNDARY LINE - SEE 1/2" SCALE
30. PROPOSED PUD BOUNDARY LINE - SEE 1/2" SCALE

BUILDING UNIT SCHEDULE

BLDG NO.	NUMBER OF UNITS	NUMBER OF UNITS	NUMBER OF UNITS	TOTAL UNITS
1	0	0	0	0
2	0	0	0	0
3	0	0	0	0
4	0	0	0	0
5	0	0	0	0
6	0	0	0	0
7	0	0	0	0
8	0	0	0	0
9	0	0	0	0
10	0	0	0	0
11	0	0	0	0
12	0	0	0	0
13	0	0	0	0
14	0	0	0	0
15	0	0	0	0
16	0	0	0	0
17	0	0	0	0
18	0	0	0	0
19	0	0	0	0
20	0	0	0	0
21	0	0	0	0
22	0	0	0	0
23	0	0	0	0
24	0	0	0	0
25	0	0	0	0
26	0	0	0	0
27	0	0	0	0
28	0	0	0	0
29	0	0	0	0
30	0	0	0	0
TOTAL	0	0	0	0

BLDG NO.	NUMBER OF UNITS	NUMBER OF UNITS	NUMBER OF UNITS	TOTAL UNITS
1	0	0	0	0
2	0	0	0	0
3	0	0	0	0
4	0	0	0	0
5	0	0	0	0
6	0	0	0	0
7	0	0	0	0
8	0	0	0	0
9	0	0	0	0
10	0	0	0	0
11	0	0	0	0
12	0	0	0	0
13	0	0	0	0
14	0	0	0	0
15	0	0	0	0
16	0	0	0	0
17	0	0	0	0
18	0	0	0	0
19	0	0	0	0
20	0	0	0	0
21	0	0	0	0
22	0	0	0	0
23	0	0	0	0
24	0	0	0	0
25	0	0	0	0
26	0	0	0	0
27	0	0	0	0
28	0	0	0	0
29	0	0	0	0
30	0	0	0	0
TOTAL	0	0	0	0

BLDG NO.	NUMBER OF UNITS	NUMBER OF UNITS	NUMBER OF UNITS	TOTAL UNITS
1	0	0	0	0
2	0	0	0	0
3	0	0	0	0
4	0	0	0	0
5	0	0	0	0
6	0	0	0	0
7	0	0	0	0
8	0	0	0	0
9	0	0	0	0
10	0	0	0	0
11	0	0	0	0
12	0	0	0	0
13	0	0	0	0
14	0	0	0	0
15	0	0	0	0
16	0	0	0	0
17	0	0	0	0
18	0	0	0	0
19	0	0	0	0
20	0	0	0	0
21	0	0	0	0
22	0	0	0	0
23	0	0	0	0
24	0	0	0	0
25	0	0	0	0
26	0	0	0	0
27	0	0	0	0
28	0	0	0	0
29	0	0	0	0
30	0	0	0	0
TOTAL	0	0	0	0

NOTE TO CONTRACTOR

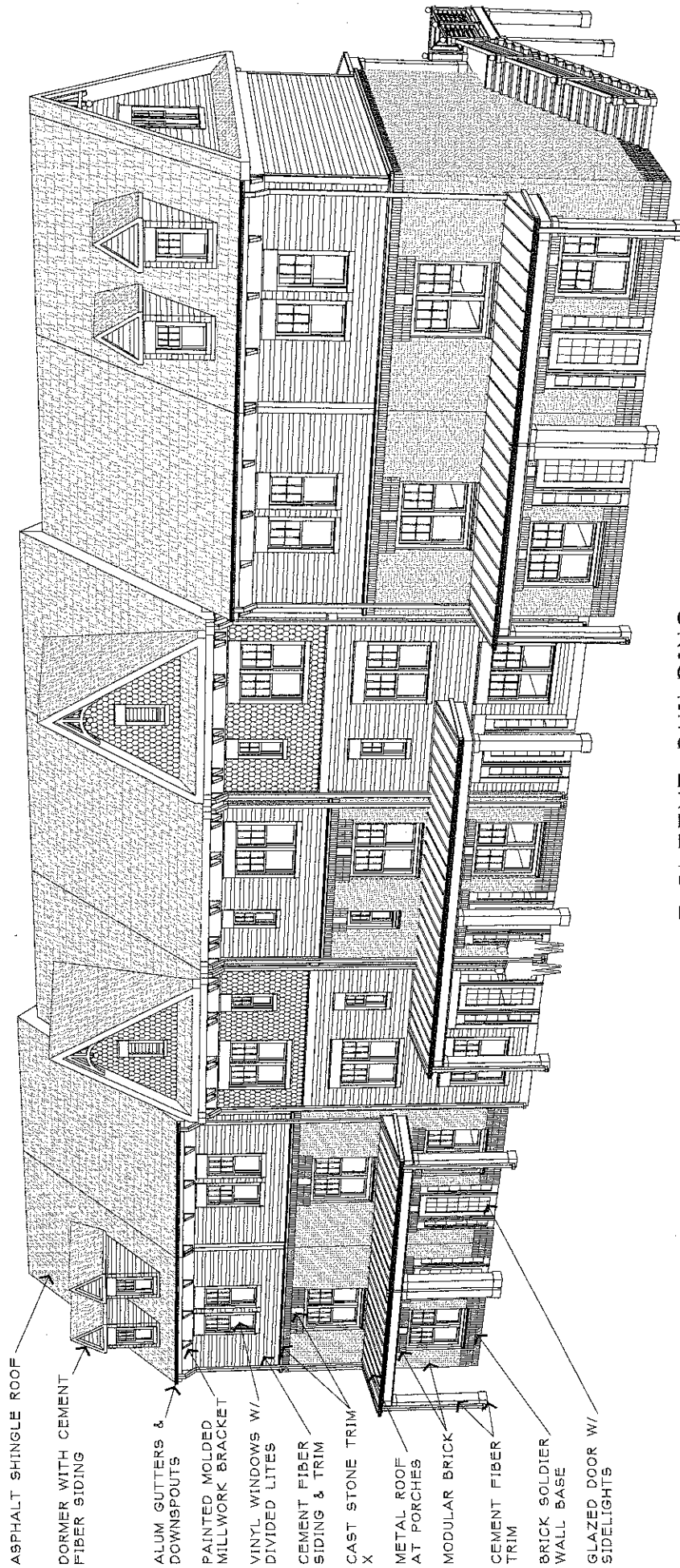
CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPT. OF PUBLIC WORKS RECORDS TO DETERMINE EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA.

PROPOSED PATTERSON PONTIE PUD (WEST)
ADAMS STREET
BLOOMINGTON, INDIANA

BYNUM PARRY & ASSOCIATES, INC.
2000 North Indiana Street
Bloomington, IN 47404
(317) 326-1111

ARCHITECTURE
CITY ENGINEERING
PLANNING
Bloomington, IN 47404
(317) 326-1111

Drawn by: JLB
Checked by: JLB
Date: 06/25/2009
Sheet: 01 of 01



ASPHALT SHINGLE ROOF

DORMER WITH CEMENT
FIBER SIDING

ALUM GUTTERS &
DOWNSPOUTS

PAINTED MOLDED
MILLWORK BRACKET

VINYL WINDOWS W/
DIVIDED LITES

CEMENT FIBER
SIDING & TRIM

CAST STONE TRIM
X

METAL ROOF
AT PORCHES

MODULAR BRICK

CEMENT FIBER
TRIM

BRICK SOLDIER
WALL BASE

GLAZED DOOR W/
SIDELIGHTS

7-SLEEVE BUILDING

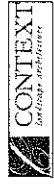
VARIATION 1

VIEW 1

TRINITAS®

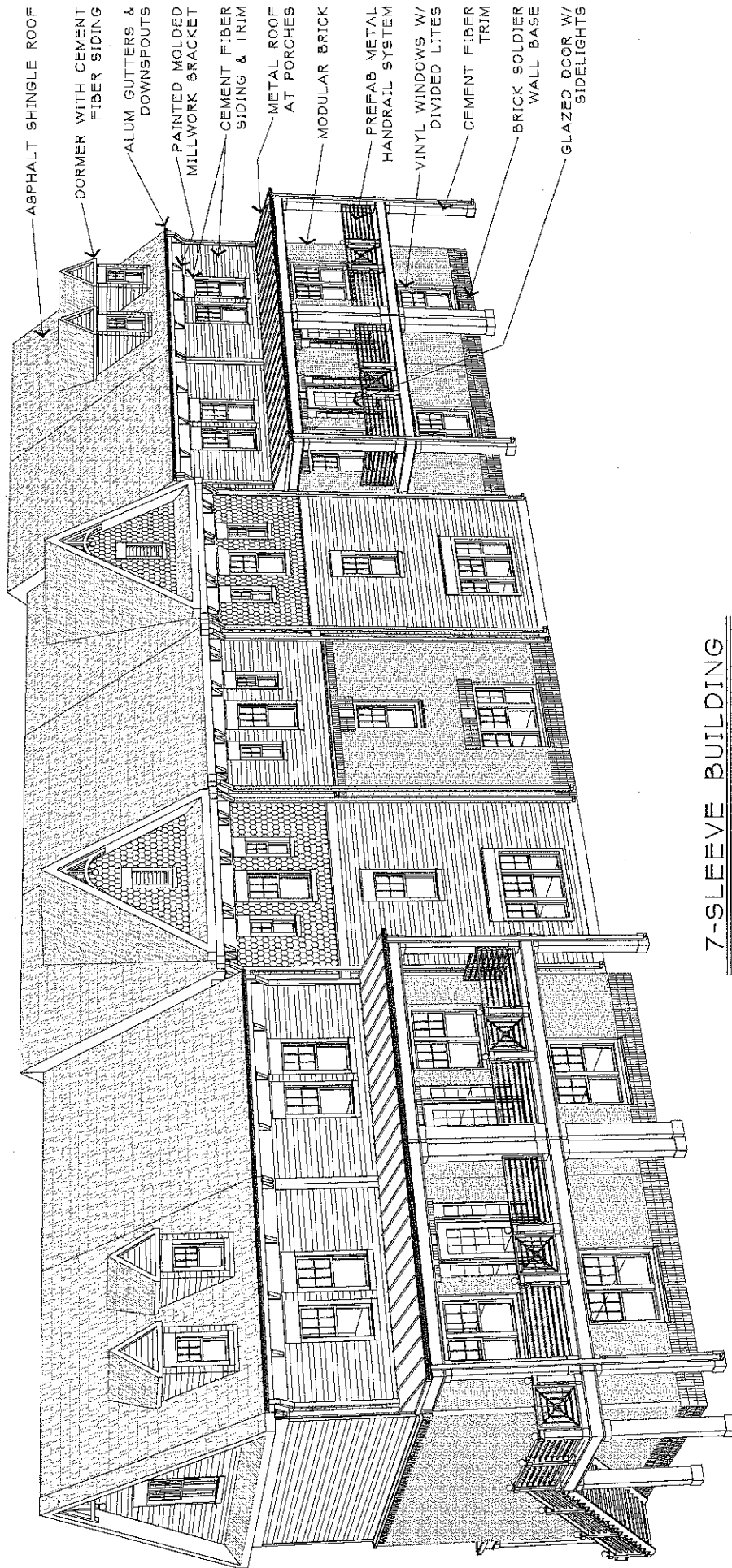
PROPOSED BLOOMINGTON HOUSING

Bloomington, IN
October 5, 2012



CSO Architects
ARCHITECTURE • INTERIOR DESIGN

8



7-SLEEVE BUILDING

VARIATION 1

VIEW 2

TRINITAS®

PROPOSED BLOOMINGTON HOUSING

Bloomington, IN
October 5, 2012



8

CSO Architects
ARCHITECTURE • INTERIOR DESIGN